

CITY OF GRAND JUNCTION

RESOLUTION NO. 18-14

**A RESOLUTION VACATING A 15' UTILITY EASEMENT
LOCATED AT 2696 HIGHWAY 50 FOR MAVERIK, INC.**

RECITALS:

A vacation of the 15' Utility Easement dedicated across Lot 1 of Mesa Plaza on the subdivision plat for Mesa Plaza that was recorded in 1981, has been requested by the property owner, Maverik Inc., in anticipation of its proposed commercial development (Please refer to SPN-2013-310 and SSU-2013-311). The existing 15' Utility Easement which bisects the Lot 1 of Mesa Plaza currently contains a private water line which serves the retail commercial center to the west on Lot 2 of Mesa Plaza. Applicant will be granting a private Utility Easement a condition of approval for the vacation request.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 (c) of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved conditionally.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated 15' Utility Easement is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution and any easement documents.
2. The grant of a private easement by the owner(s) of Lot 1 Mesa Plaza to the owner(s) of Lot 2 of Mesa Plaza for the water line.

The following easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

**PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, U.M, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 27 ROAD, SAID
POINT BEING S00°01'05"W 250.30 FEET AND N89°58'55"W 33.00 FEET FROM**

THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE S00°01'05"W ALONG SAID WEST RIGHT OF WAY LINE OF 27 ROAD, 15.00 FEET; THENCE N89°59'11"W 246.98 FEET; THENCE N00°00'49"E 15.00 FEET; THENCE S89°59'11"E 246.98 FEET TO THE POINT OF BEGINNING.

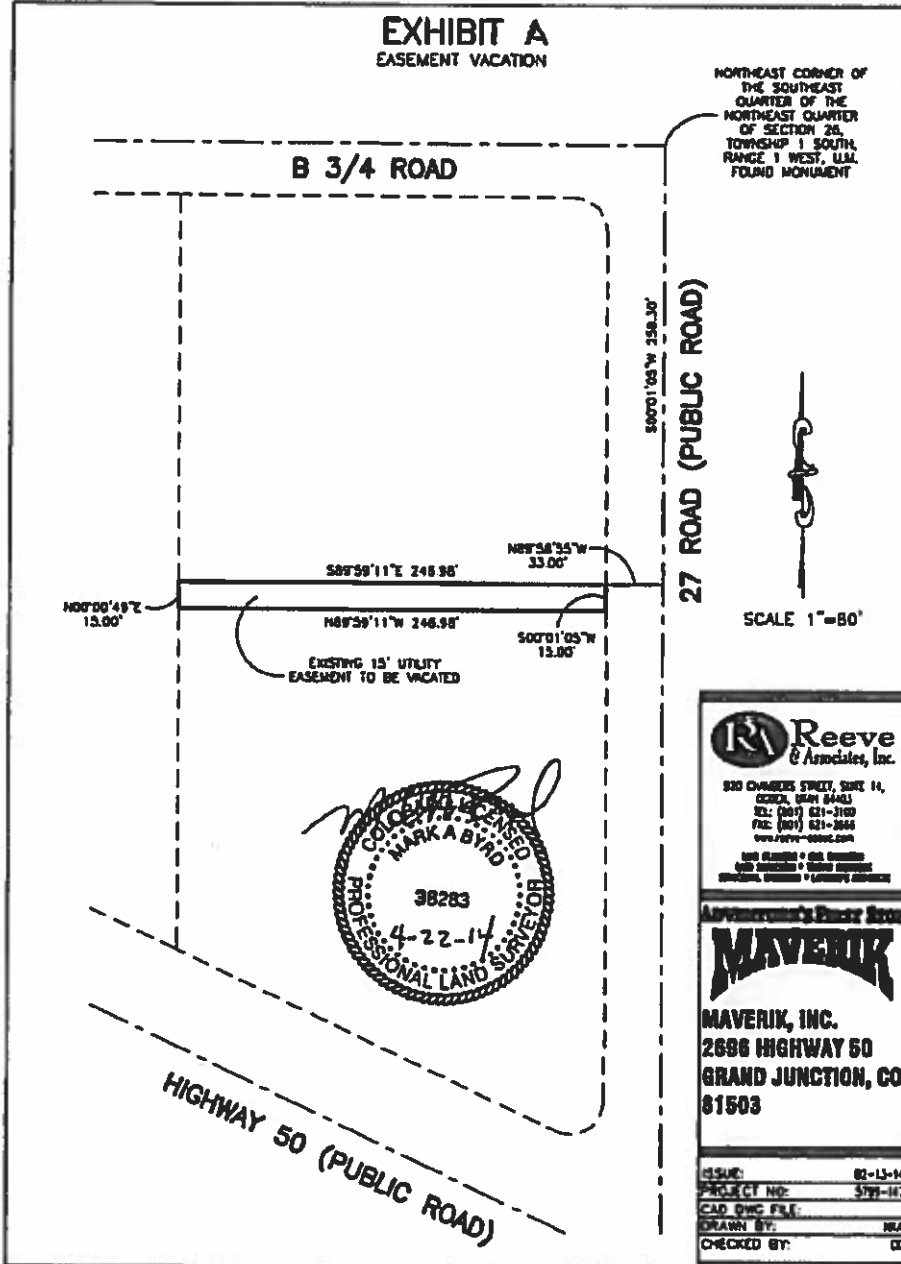
CONTAINING 3,705 SQUARE FEET OR 0.085 ACRES.

PASSED and ADOPTED this 18th day of June, 2014.



Donna J. Forre
President of City Council

EXHIBIT A
EASEMENT VACATION



Reeve & Associates, Inc.
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 GRAND JUNCTION, CO 81503
 TEL: (970) 621-3400
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